



23 Bradwall Road  
Sandbach

**£995 PCM**



STEPHENSON BROWNE



## 23 Bradwall Road, Sandbach CW11 1GF

**£995 PCM**

This superbly extended semi-detached house in the heart of Sandbach, on the charming Bradwall Road, offers a delightful blend of modern living and comfort. With two spacious reception rooms, the property is perfect for both entertaining and relaxing. The open-plan kitchen dining and family room is a standout feature, boasting French doors that lead directly to a private rear garden, creating a seamless connection between indoor and outdoor spaces.

The home comprises two generously sized double bedrooms, providing ample space for rest and relaxation. The luxuriously appointed four-piece bathroom is a true highlight, featuring a roll-top bath that invites you to unwind after a long day.

In addition to its attractive interior, the property benefits from off-road parking, ensuring convenience for you and your guests. With a minimum tenancy of six months and a council tax band B, this residence is not only appealing but also practical for modern living. This semi-detached house is an excellent opportunity for those seeking a comfortable home in a vibrant town Centre location. This property is sure to impress with its thoughtful design and desirable features. Don't miss the chance to make this lovely house your new home.

Available end of June

### IMPORTANT NOTICE

Whilst we endeavor to ensure accuracy of our lettings descriptions, it is the responsibility of the viewer to ask any more specific questions in any area of importance before making a formal application. Services are not tested prior to move in. All tenancies are available initially for a minimum term which will be confirmed by property by the agent. With the exception of shared accommodation, the tenant is responsible for council tax, water, gas and electric plus TV/media where applicable - please note we can not confirm the cost of these as they are different from person to person usage. Rent is paid one month in advance at all times. No cash alternative deposit scheme is offered.

### ENTRANCE HALL

Access to lounge and living kitchen, stairs leading to the first floor. Central heating radiator

### LOUNGE

11'11" x 11'5" (3.62 x 3.48)

Lounge to front elevation, ornamental fireplace, central heating radiator

### OPEN PLAN DINING KITCHEN

23'4" x 12'5" (7.10 x 3.79)

Large dining room/family room and a comprehensively fitted kitchen with stainless steel gas hob with oven beneath and extractor hood.

Breakfast bar. Plumbing for automatic, space for tall fridge freezer.

Lounge understairs storage cupboard. Central heating radiator. French doors to rear garden

### LANDING

#### MASTER BEDROOM

15'9" x 11'10" (4.80 x 3.60)

Two windows to the front elevation, central heating radiator. Ornamental fireplace

#### BEDROOM TWO

11'10" x 9'8" (3.60 x 2.95)

Window to rear elevation, central heating radiator and ornamental fireplace

### BATHROOM

Luxuriously appointed with roll top bath enclosed shower cubicle, pedestal wash hand basin and low level wc.

**NOT TO SCALE** These floor plans are given as a guide only. Full completed measurements and details should be verified by any intending purchasers legal representative.

36 High Street, Sandbach, Cheshire, CW11 1AN Tel: 01270 763200 opt 2

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GROUND FLOOR



1ST FLOOR



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